

**ORDINANCE FOR A NEW SCHEDULE OF ZONING FEES**

SELECTMEN’S MINUTES BOOK 4, PAGE 83  
SELECTMEN’S MINUTES BOOK6, PAGE 609  
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The new zoning fee schedule shall be as follows:

Subdivision/Modifications to same:	\$50 per lot, min. fee \$350
Re-Subdivision/Modifications to same:	\$50 per lot, min. fee \$350
Subdivisions with Section 12.5a-e waivers:	\$50 per lot, min. fee \$350
Engineering for commercial project/ drainage/new town roads:	See Page 2 “Outside Consultant”
New Houses (4 inspections):	\$100
Re-inspections:	\$25 each before Zoning Certificate
Decks, additions, barns, garages:	\$25
Temporary Zoning Compliance:	\$100
Interior Renovations:	\$10
Release Letter from Land Records:	\$100
Special Exceptions:	\$350
Tool/storage shed:	\$10
Zone Change:	\$350
Amendments to Regulations:	\$350
Sign Permit	\$25
Home Occupation/Professional Office	\$25

Site Plan Review/Modifications  
(with no site improvements)  
including Minor Site Plan Modifications: \$150

Site Plan Review/Modifications \$350  
(with site improvements)

NOTE: the fees listed in this ordinance do not reflect additional fees that may be required by various state agencies. Therefore, fees required by various state agencies would be added to the fees listed in this ordinance.

DEFINITION OF OUTSIDE CONSULTANT: Outside Consultant means a Professional who is not a **direct** employee of the Town of Columbia, including, but not limited to planning, zoning, professional engineer(ing), traffic engineer, environmental consultant, radio frequency engineer, certified soil scientist, architect, landscape architect, master gardener, or legal professionals.

Specialized Application Review Fees for Outside Consultants: To be determined prior to acceptance of application using the following text as guidance:

When the expected cost of evaluating specialized aspects of any land use application may require specialized outside consultants or legal opinion, the PZC/staff will work with prospective applicant to help determine reasonable work tasks and fees before a formal application is submitted. The PZC/staff would: identify specialized questions/consultant requirements; help identify the independent consultant(s) who might be used to advise The Town; and involve work tasks and consultant estimated fees; execute an agreement with the applicant detailing work statements and estimated reasonable outside consultant costs; and accept a certified bank check or money order made payable to the Town of Columbia for the total of such actual and reasonable engineering/constant/legal fees due and payable at the same time as the application is received. The funds will be accounted for in an agency general ledger account to monitor the payment for such services. No application will be considered complete until such fee or fees have been paid an such agreement has been submitted.

The outside consultant advising the Town will be contracted using an agreement containing the same special work tasks and estimated reasonable costs and would submit bills for specific tasks completed to the Town. The Town would pay invoices recommended by the PZC/staff for such payment from the funds on deposit. Should there be any special costs, by prior agreement or written contract modification, this balance shall be paid by the applicant before issuance of any permits. Any portion of the specialized review budget remaining shall be returned to the applicant upon completion of the review, evaluation and processing of the subject application.

Sewage Disposal System Permit (effective 12/15/87):

Septic:	\$50
Septic Percolation Test:	\$35
Additional Deep Test Holes:	\$10 each
Review of Engineered Plans:	\$25
Re-inspection due to improper installation:	\$15
Missed appointments:	\$15
Review of subdivision plans:	\$10 per lot
Well permits:	\$25 (\$1 permit, \$24 inspection)
Mortgage inspection by Town Sanitarian	\$25
Consultation at Site:	\$15

Adopted: 1/12/84  
Effective: 1/7/84

Hearing: 4/3/90	Presented: 10/1/02
Adopted: 4/3/90	Hearing: 10/15/02
Published: 4/7/90	Adopted: 10/15/02
Effective: 5/1/90	Published: 10/21/02
	Effective: 11/15/02

Hearing: 12/7/93	Presented: 4/3/12
Adopted: 12/7/93	Adopted: 4/3/12
Published: 12/10/93	Published: 4/7/12
Effective: 1/1/94	Effective: 4/28/12

Hearing: 1/16/01  
Adopted: 1/16/01  
Published: 1/19/01  
Effective: 2/1/01

Presented: 12/4/01  
Hearing: 12/18/01 – 1/2/02  
Adopted: 1/2/02  
Published: 1/7/02  
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